

165.A

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

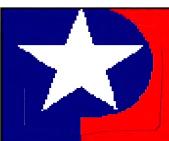
290,000 / 290,000

USE VALUE:

290,000 / 290,000

ASSESSED:

290,000 / 290,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-53		APPLETON ST, ARLINGTON

OWNERSHIP		Unit #:	5
Owner 1:	MCCARTHY LINDA		
Owner 2:			
Owner 3:			
Street 1:	49-53 APPLETON ST #5		
Street 2:			

Twn/City:		ARLINGTON
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
	TWO FAMIL
o	
n	
	Census:
	Flood Haz:
D	
s	
t	
	Exempt
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
102	Condo
	0
	Sq. Ft.
	Site
	0
	0.00
	7132

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	290,000			290,000			199349
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/05/18		
							09/05/18		

PREVIOUS ASSESSMENT

Parcel ID								
165.A-0005-0019.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	286,000	0	.	.	286,000	286,000
2019	102	FV	276,500	0	.	.	276,500	276,500
2018	102	FV	245,800	0	.	.	245,800	245,800
2017	102	FV	202,500	0	.	.	202,500	202,500
2016	102	FV	191,200	0	.	.	191,200	191,200
2015	102	FV	187,800	0	.	.	187,800	187,800
2014	102	FV	179,700	0	.	.	179,700	179,700
2013	102	FV	179,700	0	.	.	179,700	179,700

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Price
SANFORD ROSE	27738-170		10/2/1997	131,750
				No
				Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/5/2018										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1997, Building Number 1.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 5 - Asbestos				A HBth:	Rating:													
Sec Wall: 2 - Clapboard 10%				OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 2 - Slate				Kits: 1	Rating: Good													
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1890	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact:	.		Floor:	2 - 2nd Floor													
Const Mod:				% Own:	7.630000114													
Lump Sum Adj:				Name:	172 - 7132													
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:														
Prim Int Wall: 2 - Plaster	Functional:		%	Interior:														
Sec Int Wall:	Economic:		%	Additions:														
Partition: T - Typical	Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:		%	Baths:														
Sec Floors:	Total:	18.6	%	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical				Total:	1	3	1											
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA						
Int vs Ext: S				Basic \$ / SQ:	295.00	Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL			
Heat Fuel: 1 - Oil				Size Adj.:	1.35000002													
Heat Type: 5 - Steam				Const Adj.:	0.97371608													
# Heat Sys: 1				Adj \$ / SQ:	387.782													
% Heated: 100				Other Features:	60500													
Solar HW: NO				Grade Factor:	1.00													
% Com Wall:				NBHD Inf:	1.04999995													
% Sprinkled:				NBHD Mod:														
				LUC Factor:	1.00													
				Adj Total:	356281													
				Depreciation:	66268													
				Depreciated Total:	290013													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:							IMAGE			
Make: [] Model: [] Serial #: [] Year: [] Color: []														AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS				PARCEL ID 165.A-0005-0019.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				